

SITE PLAN REVIEW APPLICATION
GENERAL INFORMATION

APPLICANT/OWNER INFORMATION (If Applicant is NOT Owner, Submit Authorization)

Applicant Name BOUCHER LAW (TAYLOR BOUCHER)
Applicant Address 256 BROADWAY
FORT EDWARD, NY 12828

Phone Number 5182601050 Fax Number _____

Owner Name (If not applicant) DRAX LLC (TAYLOR BOUCHER)
Owner Address 171 BROADWAY
FORT EDWARD, NY 12828

Phone Number 5182601050 Fax Number _____

APPLICANT'S REPRESENTATIVE (Submit Authorization)

Name _____

Address _____

Phone Number _____ Fax Number _____

PROPERTY INFORMATION

Project Location 171 BROADWAY FORT EDWARD

Tax Map # 171.5-2-3

Current Lot Size 1742 SQ. FT

Portion of Lot Currently Developed (sq. ft) 1322 SQ. FT

Percentage of Lot Currently Developed
(Portion of Lot Currently Developed/Lot Size) 76%

Portion of Lot to be Developed (sq. ft) N/A

Total Percent of Lot to be Developed After Project
(Portion of Lot Developed + Portion of Lot to be Developed/Lot Size) 76%

Description of Proposed Use of Property

LAW OFFICE IN SUITE 1
(RECEPTION, CONFERENCE ROOM, + OFFICE)

SHARED BATHROOM + BASEMENT, SHARED FRONT
+ BACK ENTRANCES W/ SUITE 2

SIGNATURES

The undersigned, being the owner of the property that is the subject of the foregoing application including all maps, plats, reports and other documentation supporting same, does hereby state that he/she/it has reviewed the foregoing application including all maps, reports and other documentation supporting same, and that the information provided thereon is true and accurate. The undersigned specifically understands that the Village of Fort Edward Planning Board will rely on the truth and sufficiency of the information provided and the undersigned agrees to indemnify, defend and hold the Village of Fort Edward Planning Board and the Village of Fort Edward, its agents, employees and representatives harmless from any and all claims, suits, demands, losses, judgments or orders arising out of the inaccuracy or insufficiency of any of the information supplied by the undersigned or its agents.



Owner/Applicant

5/19/2026

Date

If the Owner is not the applicant, then the following must be executed by the owner:

The undersigned is the lawful owner of the property which is the subject of the foregoing application and consents to the application and any and all conditions that might be imposed by the Village of Fort Edward Planning Board concerning said site plan review. This application may be treated as if the owner himself/herself/itself submitted same. The applicant as noted on this application has my permission to agree to any reasonable conditions and to otherwise take such actions as are necessary to obtain the approval for the proposal requested herein.

Owner/Applicant

Date

If the applicant or owner has an agent, the following must be executed:

The undersigned, being the applicant/owner of the property which is the subject of the foregoing application, does hereby authorize the following person and/or firm, to represent me with regard to the foregoing application at all meetings before the Village of Fort Edward Planning Board and further promise to the Village of Fort Edward Planning Board that said person and/or firm has the authority to make statements and representations on my behalf to the Planning Board and to agree to conditions of said Planning Board.

Designated Agent _____

Agent's firm _____

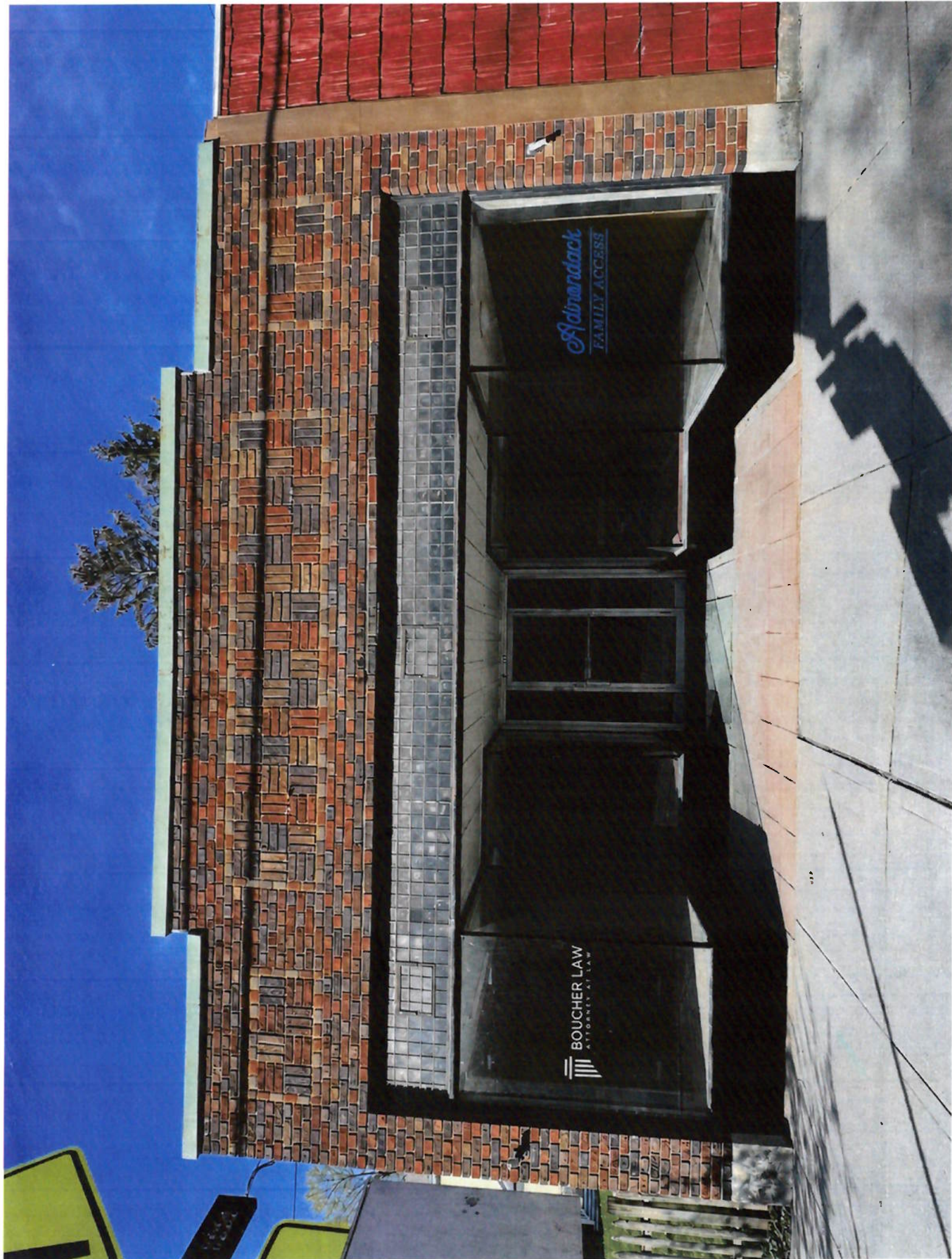
Address _____

Phone _____

Fax _____

Owner/Applicant

Date



WARRANTY DEED with Lien Covenant

This Indenture

Made this 16th day of May, in the year Two Thousand and Twenty-six,

Between

GEORGE DUNNIGAN and CAROL DUNNIGAN, residing at 56 Fifth Ave, Saratoga Springs, NY 12866, parties of the first part, and,

DRAX LLC, a New York State Limited Liability Company, with its principal place of business located at 256 Broadway, Fort Edward, New York 12828, party of the second part.

Witnesseth that the parties of the first part, in consideration of ONE and 00/100 (\$1.00) Dollars lawful money of the United States, and other good and valuable considerations paid by the party of the second part, do hereby grant and release unto the party of the second part, its heirs and assigns forever,

SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF

BEING the same premises conveyed by Robert W. Smith and Gayle E. Smith to George Dunnigan and Carol Dunnigan by warranty deed dated December 14, 2004 and recorded in the Washington County Clerk's Office on December 14, 2004 in Book 1845 of Deeds at Page 180.

Together with the appurtenances and all the estate and rights of the parties of the first part in and to said premises,

To have and to hold the premises herein granted unto the party of the second part, its heirs and assigns forever,

And said parties of the first part covenant as follows:

First, that the party of the second part shall quietly enjoy the said premises;

Second, that said parties of the first part will forever ***Warrant*** the title to said premises.

Third, that in compliance with Sec. 13 of the Lien Law, the grantors will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

In Witness Whereof, the parties of the first part have hereunto set their hand and seal the day and year first above written.

Title No. W-17211

Tax Map No: 171.5-2-3

County: Washington

Premises: 171 Broadway, Fort Edward, NY 12828

Purchaser or Borrower: DRAX LLC

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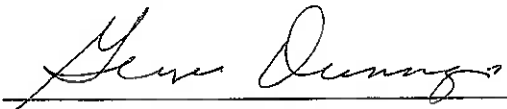
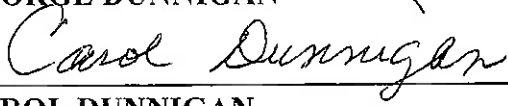
SCHEDULE A DESCRIPTION

ALL THAT PIECE OR PARCEL OF LAND situate in the Village of Fort Edward, Town of Fort Edward, County of Washington and State of New York, bounded and described as follows:

Beginning at a point in the west line of Broadway Street in the Village of Fort Edward which point is twenty-five (25) feet southerly from the intersection of the west line of Broadway Street with the southerly line of Satterlee's Lane; thence westerly on a line parallel with the south line of Satterlee's Lane seventy-five (75) feet; thence southerly on a line parallel with the west line of Broadway Street twenty-five (25) feet; thence easterly on a line parallel with south line of Satterlee's Lane seventy-five (75) feet, to the west line of Broadway Street; thence northerly along the west line of Broadway Street twenty-five (25) feet to the place of beginning be the same more or less, together with the right of way of ingress and egress ten (10) feet in width extending from Satterlee's lane to and along the full westerly side of said lot and also a right of way three (3) feet in width commencing at the northwest corner of said lot and extending along the north side of said lot forty-nine (49) feet being the north parcel described in a deed from Minnie Northup as Committee and Special Guardian of Mansir W. Northup to Alexander Von Pomer dated April 1, 1927 and recorded in Liber 191 of Deeds at Page 273.

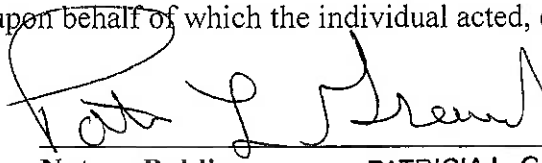
Excepting appropriations of land as recorded in Book 2276 at page 344; Book 2335 at page 102 and in Book 2368 at page 283.

IN PRESENCE OF

 L.S.
GEORGE DUNNIGAN
 L.S.
CAROL DUNNIGAN

STATE OF NEW YORK)
) ss:
COUNTY OF WASHINGTON)

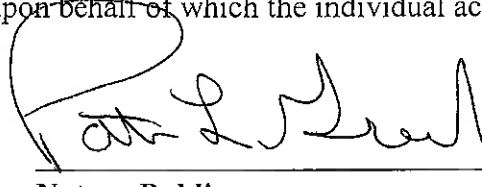
On the 6th day of May, in the year 2026 before me, the undersigned, personally appeared **GEORGE DUNNIGAN** personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individuals or the person upon behalf of which the individual acted, executed the instrument.


Notary Public

PATRICIA L. GREENWOOD
Notary Public, State of New York
Washington County #01GR4732697
My Commission Expires May 31, 2030

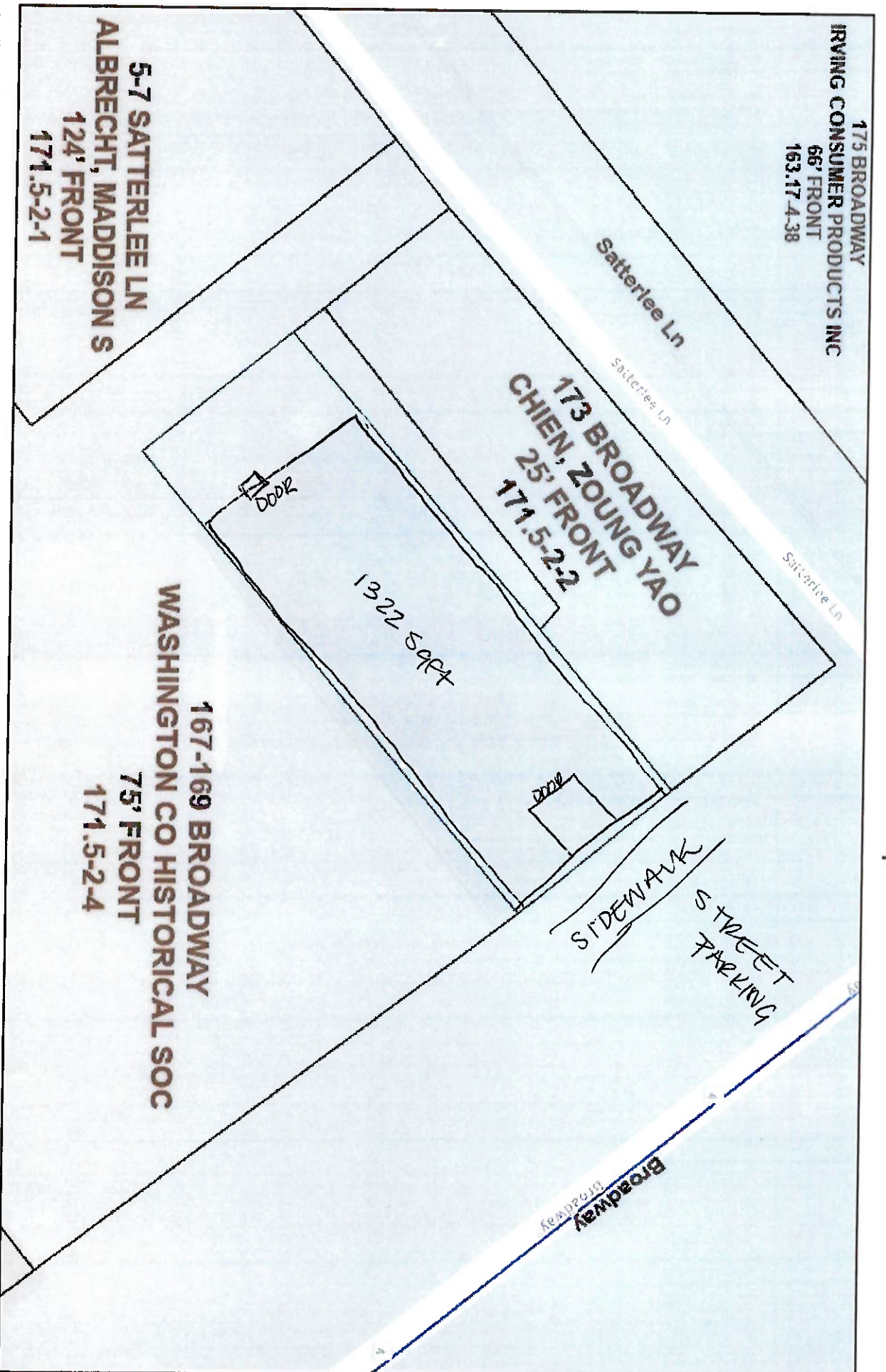
STATE OF NEW YORK)
) ss:
COUNTY OF WASHINGTON)

On the 6th day of May, in the year 2026 before me, the undersigned, personally appeared **CAROL DUNNIGAN** personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individuals or the person upon behalf of which the individual acted, executed the instrument.


Notary Public

PATRICIA L. GREENWOOD
Notary Public, State of New York
Washington County #01GR4732697
My Commission Expires May 31, 2030

Letter ANSI A Landscape

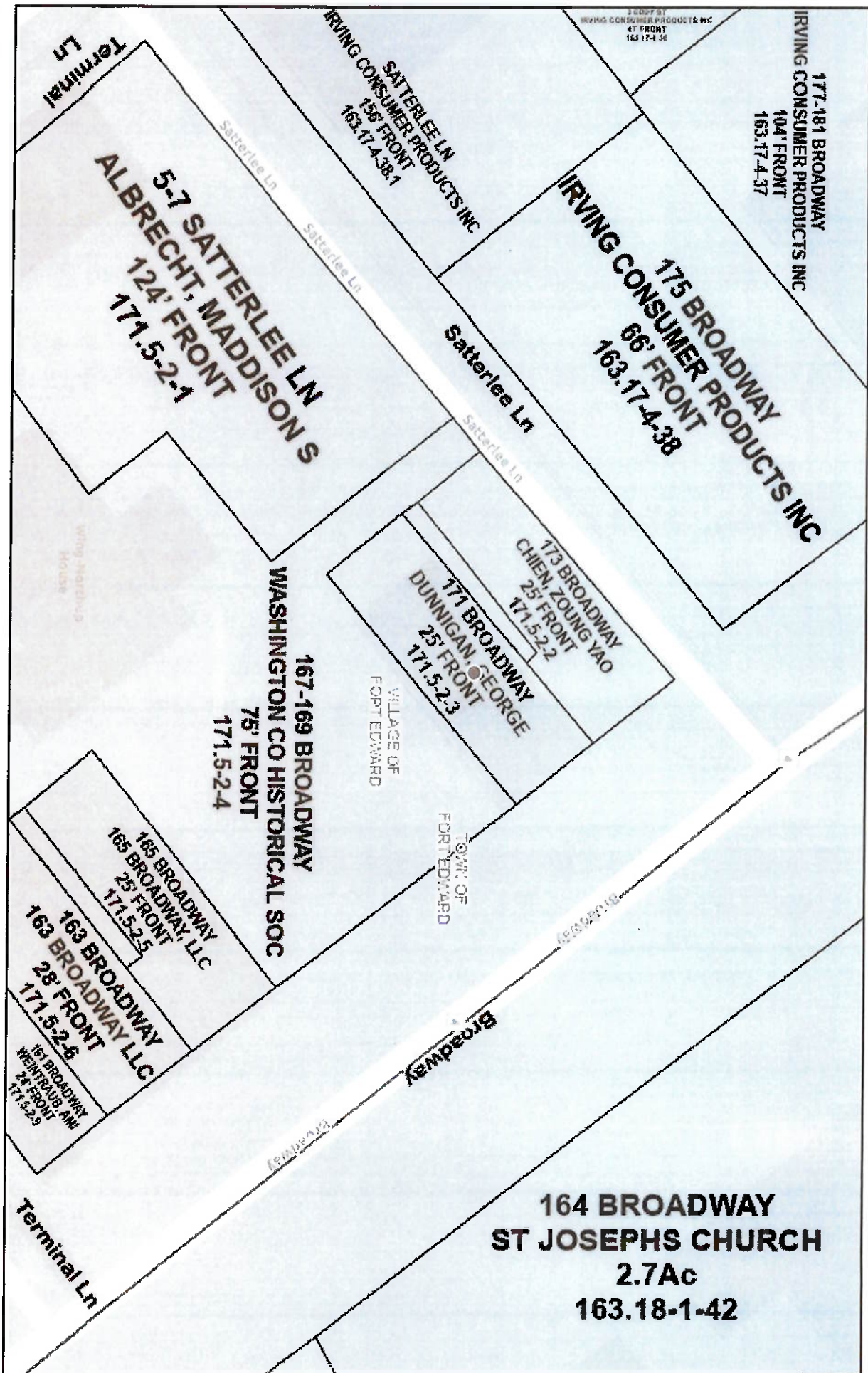


April 30, 2026

- Villages
- Parcels
- Roads
- Towns
- Washington County
- State Road
- Village Road

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Letter ANSI A Landscape



May 19, 2026

- Villages
- Parcels
- Roads
- State Road
- Village Road

0 0 0.01 0.01 0.02 km
0 0.01 0.01 0.01 mi

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Building Permit Already Submitted and Approved for non structural changes inside building. Layout attached

